074.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	878,600 / 878,600
					USE VALUE:	878,600 / 878,600
					ASSESSED:	878,600 / 878,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCABE GAIL E
Owner 2:	BIRMINGHAM TIMOTHY J
Owner 3:	
Street 1:	62 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PETRINO JOHN F & ARLENE M -
Owner 2:	-
Street 1:	62 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .213 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Wood Shingle Exterior and 1711 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9280.000	389,700		488,900	878,600
Total Card	0.213	389,700		488,900	878,600
Total Parcel	0.213	389,700		488,900	878,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.50 | /Parcel: 513.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46541
GIS Ref
GIS Ref
Insp Date 10/09/18

PREVIOUS ASSESSMENT

Parcel ID 074.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	389,700	0	9,280.	488,900	878,600		Year end	12/23/2021
2021	101	FV	379,200	0	9,280.	488,900	868,100		Year End Roll	12/10/2020
2020	101	FV	379,300	0	9,280.	488,900	868,200	868,200	Year End Roll	12/18/2019
2019	101	FV	282,800	0	9,280.	488,900	771,700	771,700	Year End Roll	1/3/2019
2018	101	FV	277,900	0	9,280.	419,000	696,900	696,900	Year End Roll	12/20/2017
2017	101	FV	277,900	0	9,280.	391,100	669,000	669,000	Year End Roll	1/3/2017
2016	101	FV	277,900	0	9,280.	335,200	613,100	613,100	Year End	1/4/2016
2015	101	FV	271,700	0	9,280.	300,300	572,000	572,000	Year End Roll	12/11/2014

!6178!

PRINT

Date	Time
12/30/21	03:27:09

LAST REV

Date	Time
10/16/18	10:47:57
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6178

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETRINO JOHN F	38874-135		4/22/2003		511,000	No	No		
	12052-110		8/10/1971		38,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2007	263	Manual	1,900					deck repair
11/18/1997	711		4,000					14X22 SUNPORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	Meas/Inspect	CC	Chris C
2/13/2009	Meas/Inspect	189	PATRIOT
7/30/2003	MLS	MM	Mary M
10/30/2000	Hearing N/C	189	PATRIOT
10/13/1999	Meas/Inspect	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46541
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9280		Sq. Ft.	Site		0	70.	0.75	4									488,882						488,900	

Total AC/HA:	0.21304	Total SF/SM:	9280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	488,882	Spl Credit		Total:	488,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.34261203
Const Adj.:	0.99495000
Adj $ / SQ:	187.016
Other Features:	85000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478695
Depreciation:	89037
Depreciated Total:	389658

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

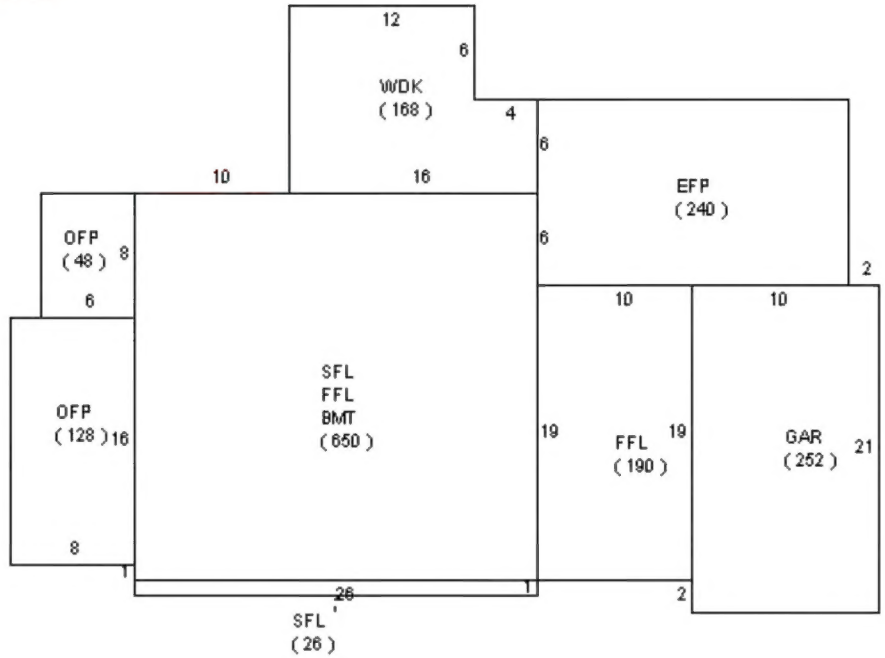
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	205.72
Special Features:	0	Val/Su Net:	129.81
Final Total:	389700	Val/Su SzAd	257.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	840	187.020	157,094
SFL	Second Floor	676	187.020	126,423
BMT	Basement	650	68.730	44,674
GAR	Garage	252	24.790	6,248
EFP	Enclos Porch	240	38.370	9,210
OFP	Open Porch	176	25.740	4,531
WDK	Deck	168	11.890	1,998

	Net Sketched Area:	3,002	Total:	350,178	
Size Ad	1516	Gross Area	3002	FinArea	1711

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc